

# **PRELIMINARY VARIANCE ANALYSIS**

**HEARING DATE: June 12, 2013**

**DUE DATE: May 13, 2013**

Distributed: April 22, 2013



*Cobb County... Expect the Best!*



**APPLICANT:** APG Vinings, LLC

**PETITION No.:** V-63

**PHONE:** 404-873-1718

**DATE OF HEARING:** 06-12-13

**REPRESENTATIVE:** Suzanne Peterman

**PRESENT ZONING:** O&I

**PHONE:** 404-815-0566 x108

**LAND LOT(S):** 841, 842, 885, 886

**TITLEHOLDER:** APG Vinings, LLC

**DISTRICT:** 17

**PROPERTY LOCATION:** On the southeast corner of

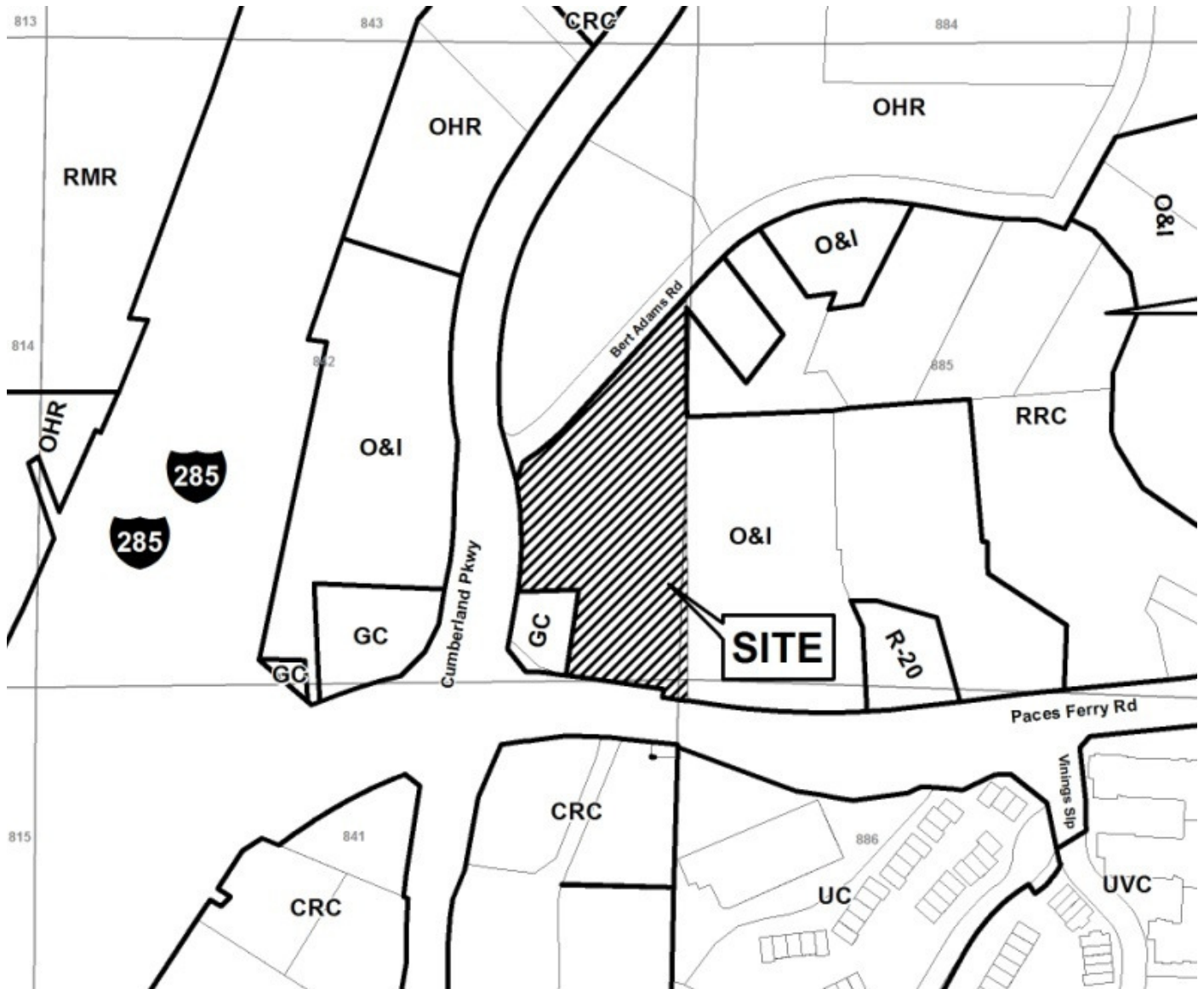
**SIZE OF TRACT:** 3.97 acres

Cumberland Parkway and Bert Adams Road and on the

north side of Paces Ferry Road

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the setback for a sign from the required 62 feet from the center line of an arterial road right-of-way to 54.65 feet from the center line of an arterial road right-of-way.



COBB COUNTY GEORGIA  
FILED IN OFFICE

# Application for Variance Cobb County

2013 APR -3 PM 2:02

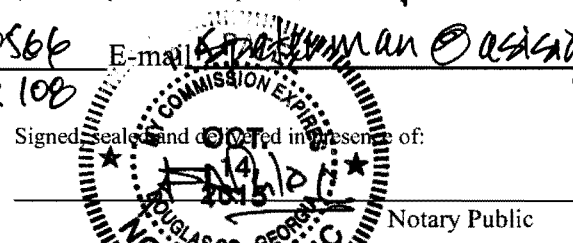
COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-63  
Hearing Date: 6/12/13

Applicant APG Vinings, LLC Phone # (404) 873-1718 E-mail joe.crawford@atlantapg.com  
Suzanne Peterman Address 621 North Ave NE, Bldg D, Atlanta GA 30308  
(representative's name, printed) (street, city, state and zip code)

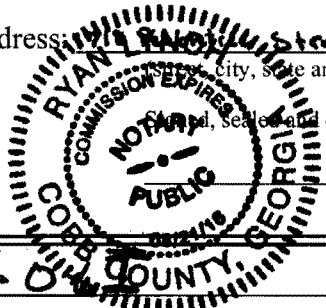
Suzanne Peterman Phone # 404.815.0566 E-mail speterman@atlantapg.com  
(representative's signature) (street, city, state and zip code)



My commission expires: 10.14.2015

Signed, sealed, and delivered in presence of: \_\_\_\_\_  
Notary Public

Titleholder APG Vinings, LLC Phone # (404) 873-1718 E-mail joe.crawford@atlantapg.com  
Signature \_\_\_\_\_ Address 100 Peachtree Street NW, Suite 100, Atlanta, GA 30308  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 8/21/16

Signed, sealed, and delivered in presence of: \_\_\_\_\_  
Notary Public

Present Zoning of Property ~~G4 Commercial~~  
Location 2675 Paces Ferry Road SE, Atlanta, GA 30339  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 842 District 17<sup>th</sup> Size of Tract 3.973 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other X

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

The hardships that will be created by following the normal terms of the ordinance are as follows:  
First responders to an emergency must be able to identify the property, which is a public safety concern.  
There are over a hundred employees and guests of various businesses located inside of 2675 Paces  
Cumberland. Safe passage into and out of the Development depends on the entrance being visible  
and identifiable from an acceptable distance on Paces Ferry Road SE.

List type of variance requested: The purpose of this variance application is to gain the ability  
to place the building monument sign where the existing sign is now, at  
54.65' from the center of the right of way.

**EXHIBIT  
V-63 (2013)**

**asi**  
Specialty Impressions

621 North Avenue NE, Building D  
Atlanta, GA 30308  
PH: 404.815.0566 x1008  
F: 404.815.0917

**DATE:** 1/15/2013

**PROJECT:** ASI Atlanta  
Paces Cumberland

**CONTACT:** Suzanne

**DESIGNER:** Reid

**APPROVED:**

**CONCEPTUAL**

**FINAL PRODUCTION**

**SELECTED SIGN COMPLIANT TO PLAT**

**ELECTRICAL ELEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF 35-2-203 OF THE MANUAL ELECTRICAL CODE. APPROVED SIGN APPLICATION COVER SHEET. THIS INCLUDES WIRING CONNECTIONS AND TERMINALS FOR THE SIGN.**

**1338/56**

**22" 10" 2"**

**APPROVED**

**Cobb County Code Enforcement  
Sign Department**

*[Signature]*  
**Signature**  
2-6-13

**2675**

**PACES CUMBERLAND**

**144" 120" 116"**

**5" 16" 32"**

**74"**

**10" 2" 8" 3"**

**Top View**

**Front View**

**Side View**

**Color Specifications:**

**TOP:** Alcoa-607 G-S Red (MPS3572)  
Alcoa-607 G-S Red (MPS3572)  
Alcoa-607 G-S Red (MPS3572)

**ADDRESS NUMBERS:** Alcoa-607 G-S Red (MPS3572)  
Alcoa-607 G-S Red (MPS3572)

**LETTERS:** White (MPS1889)  
White (MPS1889)  
Black Vinyl  
Black Vinyl

PRINTED COLORS ARE FOR CONCEPTUAL USE ONLY. ACTUAL COLORS TO BE CONFIRMED PRIOR TO FABRICATION.

**QTY 1 - SF**

**Monument Sign: Non-Lit Aluminum cabinet with accent bar and fabricated letters.**

**Scale: 3/8"=1'-0"**

**STOP**

**PLEASE CONTACT THE APPROVED SIGN CONTRACTOR FOR ANY CHANGES TO THE SIGN. APPROVED SIGN APPLICATION COVER SHEET. THIS INCLUDES WIRING CONNECTIONS AND TERMINALS FOR THE SIGN.**

**Approved By & Date:**

**Y301-1601**

COBB COUNTY ZONING DIVISION  
2013 APR -3 PM 2:02

COBB COUNTY GEORGIA  
FILED IN OFFICE

sign 7



**APPLICANT:** William G. de Monye

**PETITION No.:** V-64

**PHONE:** 404-580-0914

**DATE OF HEARING:** 06-12-13

**REPRESENTATIVE:** William G. de Monye

**PRESENT ZONING:** R-30

**PHONE:** 404-580-0914

**LAND LOT(S):** 200

**TITLEHOLDER:** William G. and Pamela G.  
Demonye and William A. and  
Barbara Comnos

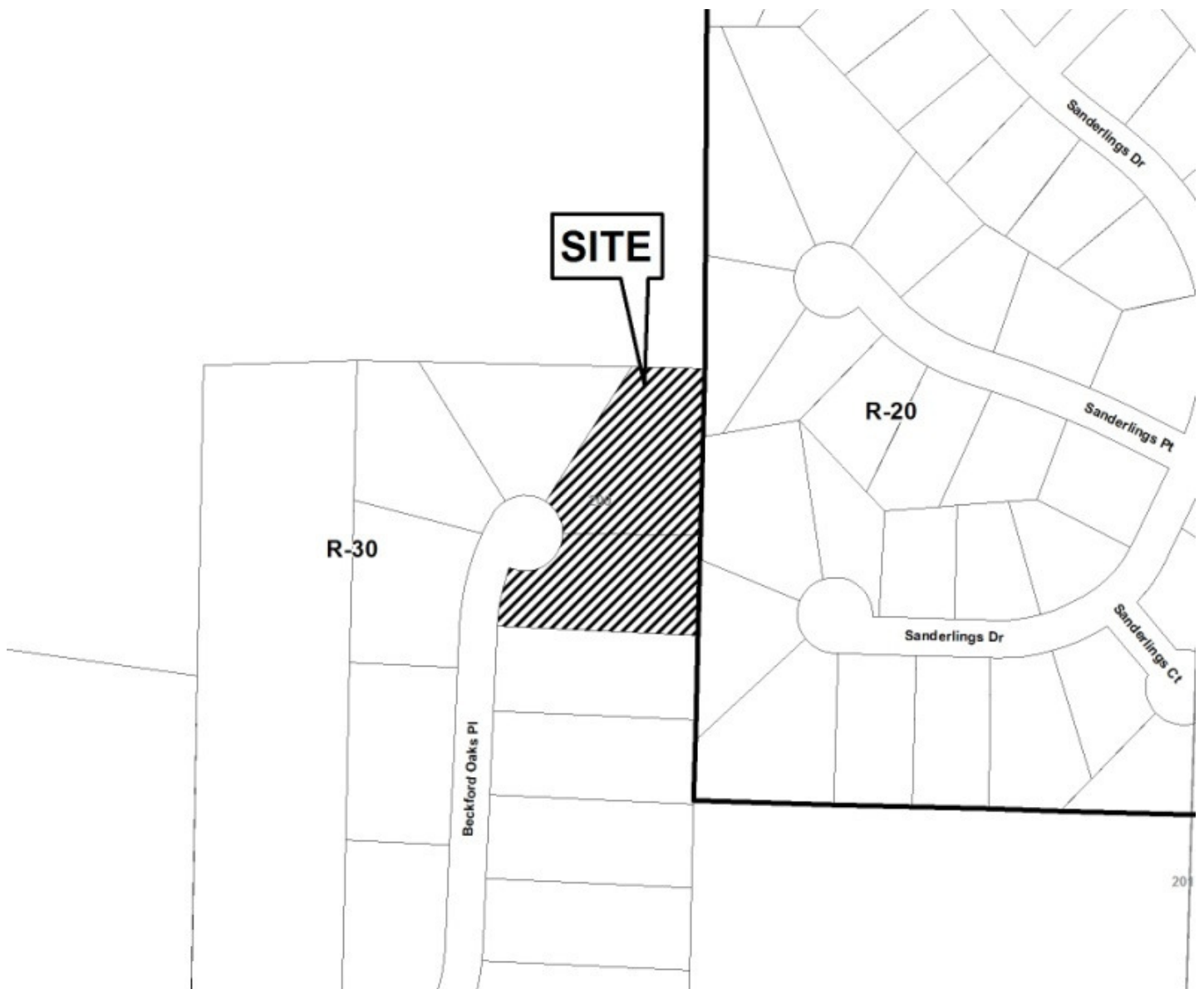
**DISTRICT:** 20

**PROPERTY LOCATION:** At the terminus of  
Beckford Oaks Place, north of Old Stilesboro Road  
(1850 and 1856 Beckford Oaks Place).

**SIZE OF TRACT:** 1.50 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Waive the minimum lot size for lot 6 from the required 30,000 square feet to 27, 442 square feet; 2) waive the setback for an accessory structure over 650 square feet (proposed 680 square foot "garage") from the required 100 feet to 13 feet from the southern property line and 49 feet from the eastern property line; and 3) waive the side setback from the required 12 feet to 5 feet on the southern side of lot 6.



# Application for Variance

COBB COUNTY GEORGIA  
FILED IN OFFICE

## Cobb County

2013 APR -4 AM 11:22

(type or print clearly)

Application No. V-64

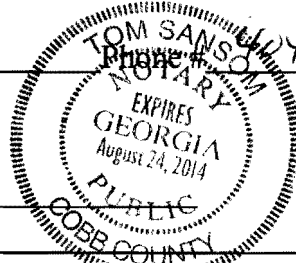
Hearing Date: 6/12/13

COBB COUNTY ZONING DIVISION

Applicant William de Monye Phone # 404-580-0914 E-mail wscga@aol.com

William de Monye Address 1856 Beckford Oaks Place Kennesaw  
(representative's name, printed) (street, city, state and zip code) 30152

William de Monye  
(representative's signature)  
Pamela de Monye



Phone # 404-580-0914 E-mail wscga@aol.com

Signed, sealed and delivered in presence of:

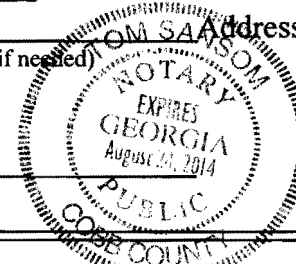
[Signature]

Notary Public

My commission expires: 9/24/14

Titleholder William de Monye Phone # 404-580-0914 E-mail wscga@aol.com

Signature Pamela de Monye Address: 1856 Beckford Oaks Place Kennesaw  
(attach additional signatures, if needed) (street, city, state and zip code) 30152



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 9/24/14

Present Zoning of Property \_\_\_\_\_

Location 1856 Beckford Oaks Place  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 200 District 20th Size of Tract 0.865 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property  Shape of Property  Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

The reason for the location of garage is due to slope of property & proper location of garage.

List type of variance requested: garage on side of house, Waive setback for proposed garage, Waive lot size on Lot 6



**EXHIBIT**  
**V-0512013**

AREA = 0.4592  
 #1051 PARSONS GREENE DRIVE



**SURVEY FOR:**  
 JERRY MOLES

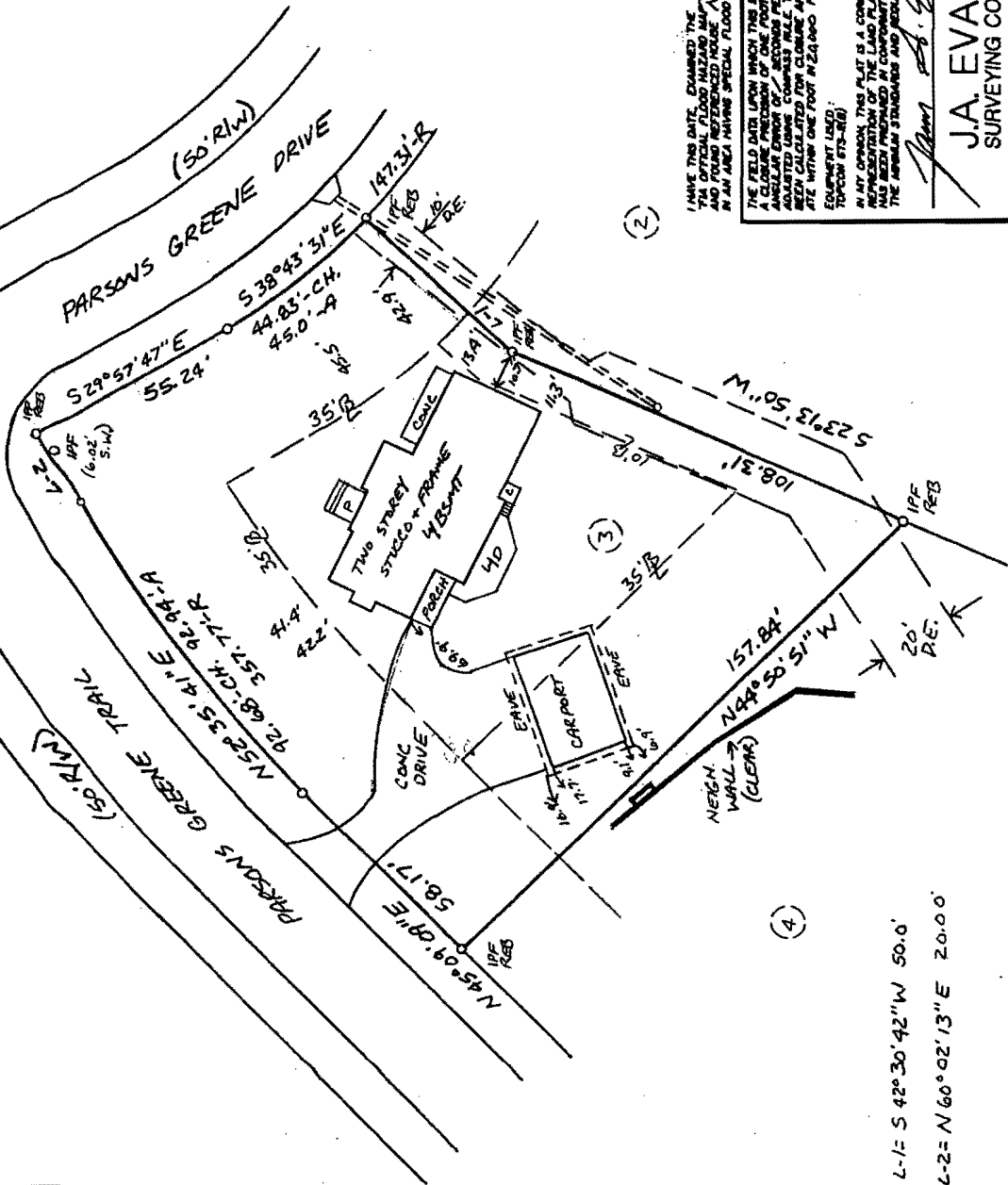
LOT	BLK.	UNIT	REVISIONS
3		PARSONS GREENE	
LAND LOT 168			
DISTRICT 19TH			
SECTION 08			
COUNTY, GEORGIA			
PLAT BOOK 124 PAGE 92			
DATE: 4-2-13 SCALE: 1" = 30' 118-13			



IN ANY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE APPLICABLE STANDARDS AND REGULATIONS OF THE PROFESSION OF SURVEYING IN THE STATE OF GEORGIA.

**J.A. EVANS**  
 SURVEYING CO., INC.  
 POWDER SPRINGS, GEORGIA  
 PH. 770-943-0000

SETBACKS PER R-20 ZONING



PARCEL NO. 1306720092 G  
 LOCATION COBBS  
 ZONE R-20

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN ONE THOUSAND FEET AND AN ANGLE ERROR OF ONE SECOND. THE FIELD DATA HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN ONE THOUSAND FEET.

EQUIPMENT USED:  
 TOPCON 673-8(B)

IN ANY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE APPLICABLE STANDARDS AND REGULATIONS OF THE PROFESSION OF SURVEYING IN THE STATE OF GEORGIA.

*James A. Swain*

**J.A. EVANS**  
 SURVEYING CO., INC.  
 POWDER SPRINGS, GEORGIA  
 PH. 770-943-0000

L-1 = S 42° 30' 42" W 50.0'  
 L-2 = N 60° 02' 13" E 20.00'

END

**APPLICANT:** Jerry Noles

**PETITION No.:** V-65

**PHONE:** 770-426-7969, 404-213-2302

**DATE OF HEARING:** 06-12-13

**REPRESENTATIVE:** Lee Noles

**PRESENT ZONING:** R-20

**PHONE:** 404-408-5109

**LAND LOT(S):** 168

**TITLEHOLDER:** Jerry F. Noles

**DISTRICT:** 19

**PROPERTY LOCATION:** On the southwest corner of Parsons Greene Drive and Parsons Greene Trail (1051 Parsons Greene Drive).

**SIZE OF TRACT:** 0.46 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Waive the rear setback for an accessory structure less than 650 square feet (existing "carport") from the required 35 feet to 6 feet from the western property line.



# Application for Variance Cobb County

(type or print clearly)

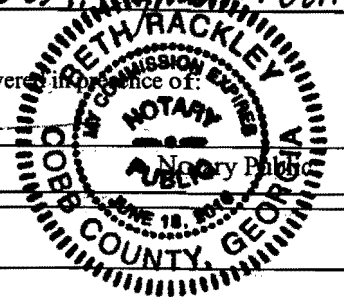
Application No. V-65  
Hearing Date: 6/12/13

Applicant JERRY NOLES Phone # 770 426 7969 E-mail JFNOLES@gmail.com  
LEE NOLES Phone # 404 213 2302  
(representative's name, printed) Address 1051 PARSON'S GREENE DR. POWDER SPRINGS GA.  
(street, city, state and zip code) 30127  
[Signature] Phone # 404-408-5109 E-mail lnoles4@gmail.com  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 6.18.16 x

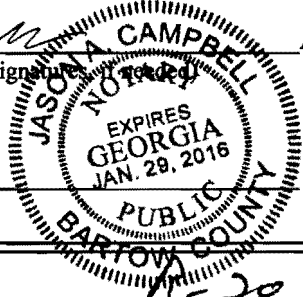
B.R.



Titleholder JERRY NOLES Phone # SAME ABOVE E-mail \_\_\_\_\_  
Signature [Signature] Address: SAME ABOVE  
(attach additional signatures if needed) (street, city, state and zip code)

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:  
Jasmina Campbell  
Notary Public



Present Zoning of Property M-20

Location 1051 PARSON'S GREENE DR - FRIENDSHIP CHURCH RD.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 168 District 19<sup>th</sup> Size of Tract 0.4592 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

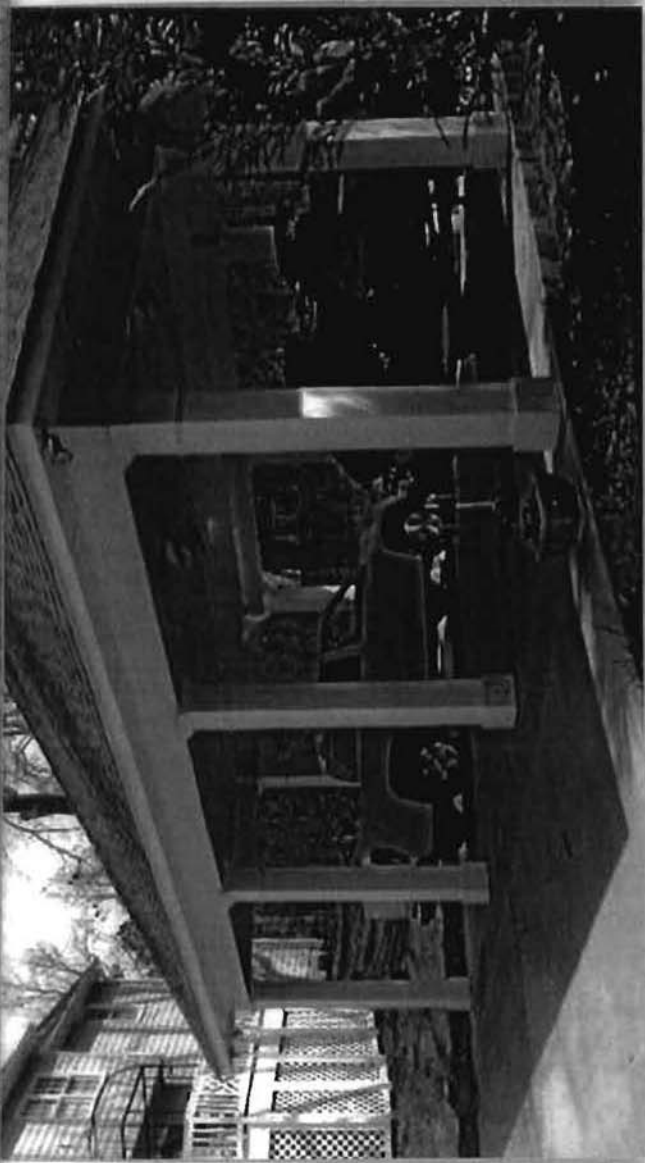
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property  Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Trees, Flatest spot, BEST APPEARANCE FROM STREET  
THERE IS NO OTHER PLACE TO PUT THIS ON MY PROPERTY

List type of variance requested: \_\_\_\_\_

**EXHIBIT  
V-65 (2013)**



**Jerry Noles**  
1051 Parsons Greene Dr  
Powder Spgs GA 30127-4479

**EXHIBIT**  
**V-66 (2013)**

**LEGEND:**

- BSL . . . . . BUILDING SETBACK LINE
- C.B. . . . . CATCH BASIN
- C/L . . . . . CENTERLINE
- C.M.F. . . . . CONCRETE MONUMENT FOUND
- C.M.P. . . . . CORRUGATED METAL PIPE
- C.T.F. . . . . CRIMPED-TOP PIPE FOUND
- D.B. . . . . DEED BOOK
- D.E. . . . . DRAINAGE EASEMENT
- E.O.P. . . . . EDGE OF PAVEMENT
- G.I. . . . . GRATE INLET
- I.P.F. . . . . IRON PIN FOUND
- I.P.S. . . . . IRON PIN SET
- J.B. . . . . JUNCTION BOX
- L.L.L. . . . . LAND LOT LINE
- OTF. . . . . OPEN TOP PIPE FOUND
- P.B. . . . . PLAT BOOK
- PP. . . . . POWER POLE
- PL. . . . . PROPERTY LINE
- RBF. . . . . REBAR FOUND
- R/W. . . . . RIGHT OF WAY
- R.C.P. . . . . REINFORCED CONCRETE PIPE
- U.G.E. . . . . UNDERGROUND ELECTRIC
- P.O.B. . . . . POINT OF BEGINNING
- P.O.C. . . . . POINT OF COMMENCEMENT
- S.M.H. . . . . SEWER MANHOLE
- S.S.E. . . . . SANITARY SEWER EASEMENT
- Y.I. . . . . YARD INLET

N/F  
SYNOVUS TRUST COMPANY AND KYLE J VERNON JR  
AND SUCCESSOR CO TRUSTEES LASCELLES TRUST

**CURRENT ZONING**

SUBJECT PROPERTY CURRENTLY ZONED "PRD"  
PER COBB COUNTY ONLINE ZONING MAP  
BUILDING SETBACKS: (PER PLAT)  
FRONT: 25 FEET  
SIDE: 5 FEET  
REAR: 30 FEET

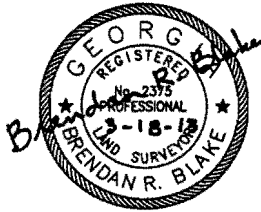
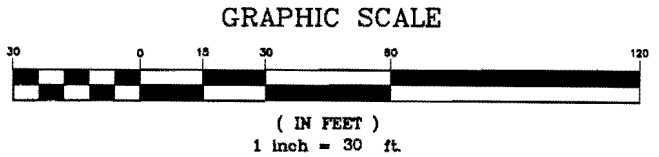
**FLOOD STATEMENT**

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13067C00087 G - EFFECTIVE DATE OF DEC 16, 2008. ZONE "X", AS DESCRIBED BY SAID MAP AS "BEING OUTSIDE THE 500 YEAR FLOOD PLAIN".

**GENERAL NOTES:**

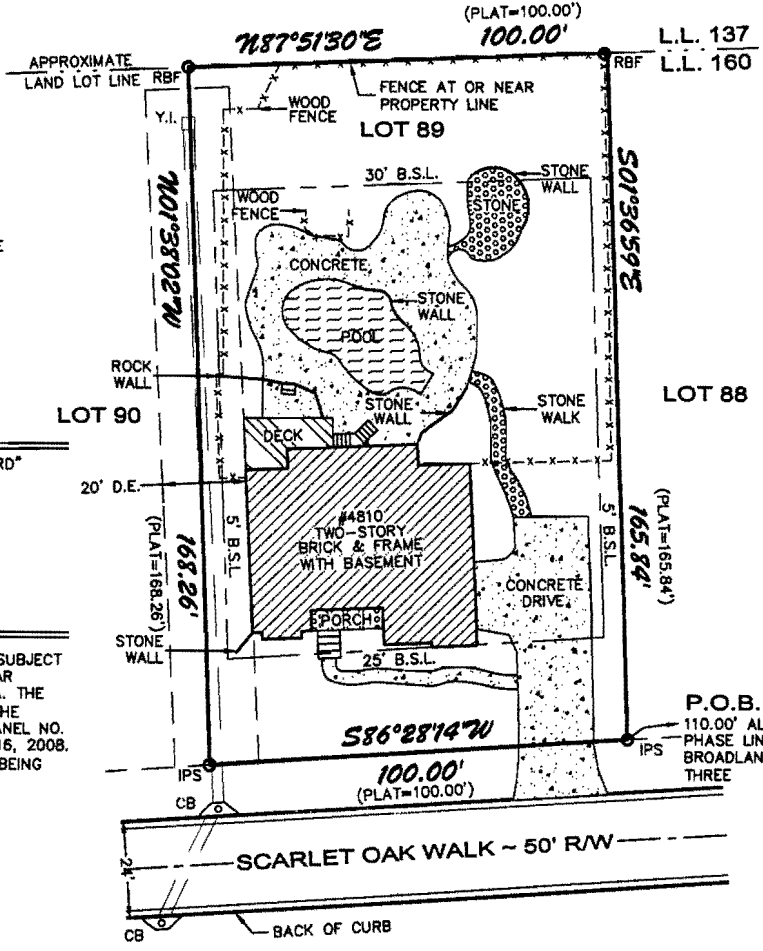
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION IN EXCESS OF 1 FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. EQUIPMENT USED WAS A NIKON DTM 420 TOTAL STATION AND A 100' STEEL TAPE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE EXTENDED TO ANY OTHER PERSONS OR ENTITIES. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST ON PUBLIC OR PRIVATE RECORD BUT ARE NOT SHOWN HEREON.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

*Brendan R. Blake*  
Brendan R. Blake, P.L.S.  
GEORGIA LAND SURVEYOR #2375



COBB COUNTY GEORGIA  
FILED IN OFFICE  
2013 APR -5 PM 2:28  
COBB COUNTY ZONING DIVISION

JOB NUMBER: 13-059

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE 03-14-2013
<b>MICHAEL AND TAMARA CORBRIDGE</b>		SCALE 1" = 30'
LAND LOT 160	19th DISTRICT	2nd SECTION UNIT 5 COBB COUNTY, GEORGIA
SUBDIVISION BROADLANDS		
LOT 89	BLOCK	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		
REFERENCE: PLAT BOOK 221, PAGE 99 DEED BOOK 14999, PAGE 6464	PLOTTED BY:	

**BLAKE ENGINEERING & LAND SURVEYING**  
P.O. BOX 1547 SMYRNA, GEORGIA 30081-1547  
TELEPHONE (678) 293-5505 FAX (678) 293-5655

**APPLICANT:** Malian Corbridge

**PETITION No.:** V-66

**PHONE:** 770-222-5240

**DATE OF HEARING:** 06-12-13

**REPRESENTATIVE:** Malian Tamara Corbridge

**PRESENT ZONING:** PRD

**PHONE:** 404-579-3531

**LAND LOT(S):** 160

**TITLEHOLDER:** Michael and Malian T. Corbridge

**DISTRICT:** 19

**PROPERTY LOCATION:** On the north side of  
Scarlet Oak Walk, west of Magnolia Springs Trace  
(4810 Scarlet Oak Walk).

**SIZE OF TRACT:** 0.38 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Increase the maximum allowable impervious surface from 35% to 39.8%.



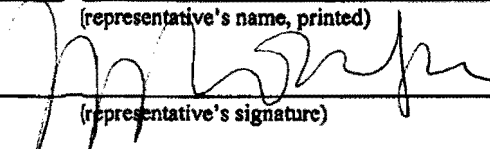
# Application for Variance Cobb County

COBB COUNTY GEORGIA  
FILED IN OFFICE

(type or print clearly)

Application No. V-66  
Hearing Date: 6/12/13

2013 APR 5 PM 2:25  
COBB COUNTY ZONING DIVISION  
Application Michael Corbridge Phone # 770-222-5240 E-mail michael.corbridge@delta.com

Tamara Corbridge Address 4810 Scarlet Oak Walk  
(representative's name, printed) (street, city, state and zip code) Powder Springs GA 30127  
 Phone # 404-579-3531 E-mail corbridge5240@bellsouth.net  
(representative's signature)

Notary Public, Douglas County, Georgia  
My Commission Expires June 22, 2016

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Carolyn Perry  
Notary Public

Titleholder Michael & Malian Corbridge Phone # 770-222-5240 E-mail michael.corbridge@delta.com

Signature Michael Corbridge Address: 4810 Scarlet Oak Walk, Powder Springs GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 9, 2014

Signed, sealed and delivered in presence of:

Lestie C. Bell  
Notary Public  
Lestie C. Bell - Cobb County

Present Zoning of Property Planned Residential Development (PRD)

Location 4810 Scarlet Oak Walk, Powder Springs GA 30127  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 160 District 19 Size of Tract .383 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property  Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The impervious surface area was approximately 39.8% when I purchased the property in October 2012. I would need to destroy my driveway or patio to meet the zoning ordinance.

List type of variance requested: Request Variance to maximum impervious surface area of 35% to match current impervious surface area of 39.8%.

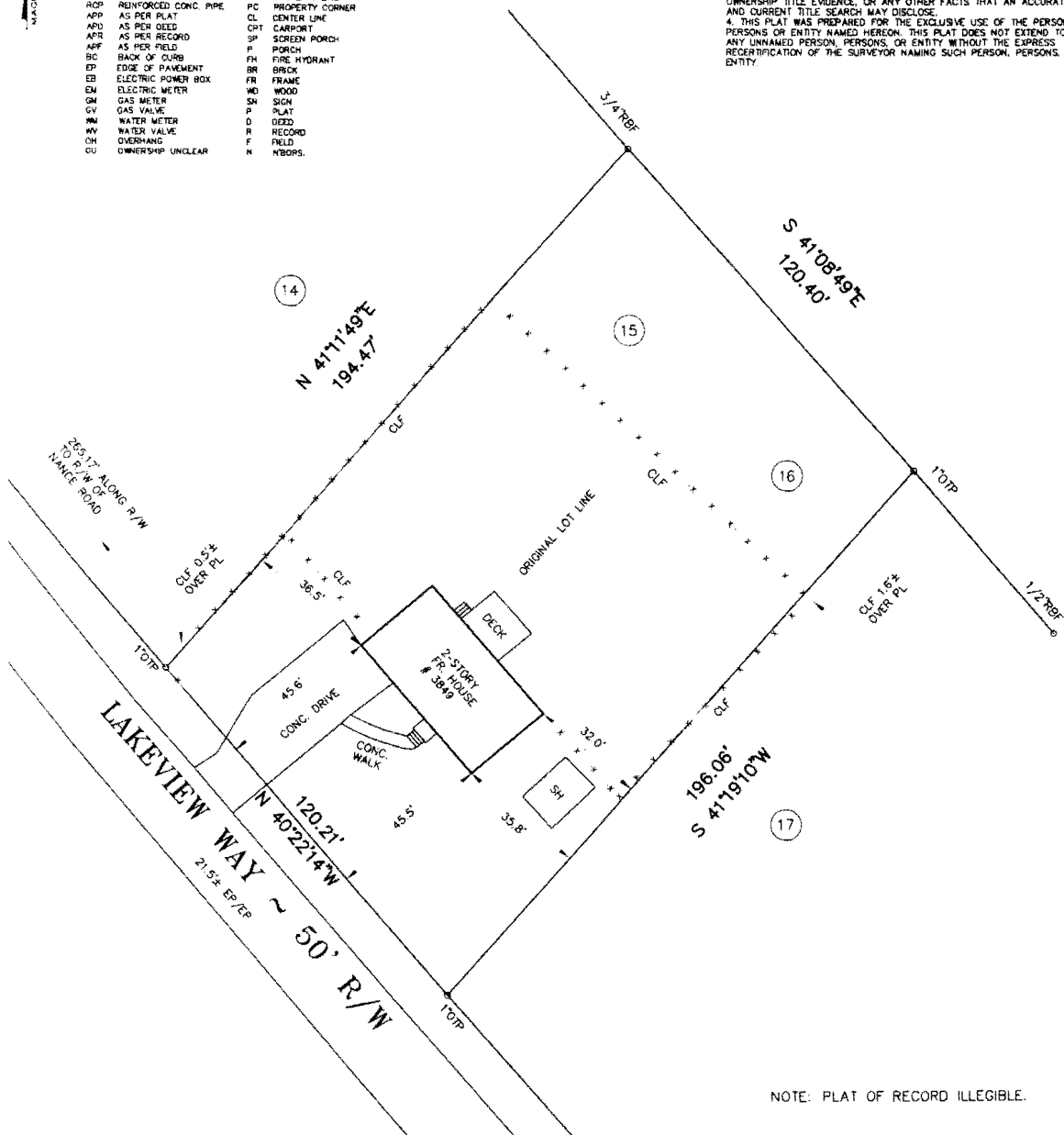
# EXHIBIT V-67 (2013)

SURVEY NOTES:

1. SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN COVERED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND WAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, OR ENTITY.

\* LEGEND \*

- |                           |                          |
|---------------------------|--------------------------|
| PCB POINT OF BEGINNING    | IP IRON PIN FOUND        |
| LLL LAND LOT LINE         | IPS IRON PIN SET         |
| MH MAIN HOLE              | OTF OPEN TOP PIPE FOUND  |
| SSL SANITARY SEWER LINE   | CTP CRIMP TOP PIPE FOUND |
| CO SAN SEWER CLEANOUT     | RB REINFORCING BAR FOUND |
| CB CATCH BASIN            | RBS REINFORCING BAR SET  |
| JB JUNCTION BOX           | MAG MAGNETIC READING IP  |
| DI DRAINAGE INLET         | AI ANGLE IRON FOUND      |
| YD YARD W/LET             | CP CALCULATED POINT      |
| HW HEAD WALL              | -X-X FENCE               |
| PP POWER POLE             | CLF CHAIN LINK FENCE     |
| PW POWER LINE             | WOF WOOD FENCE           |
| SSS SANITARY SEWER ESMT.  | WFF WIRE FENCE           |
| DE DRAINAGE EASEMENT      | WW WET WEATHER           |
| UE UTILITY EASEMENT       | FC FENCE CORNER          |
| AE ACCESS EASEMENT        | BL BUILDING LINE         |
| BT TOP OF BANK            | BLW RIGHT-OF-WAY         |
| CMP CORRUGATED METAL PIPE | PL PROPERTY LINE         |
| RCP REINFORCED CONC. PIPE | PC PROPERTY CORNER       |
| APP AS PER PLAT           | CL CENTER LINE           |
| APD AS PER DEED           | CPT CARPORT              |
| APR AS PER RECORD         | SP SCREEN PORCH          |
| APF AS PER FIELD          | P PORCH                  |
| BC BACK OF CURB           | F FIRE HYDRANT           |
| EP EDGE OF PAVEMENT       | BR BRICK                 |
| EB ELECTRIC POWER BOX     | FR FRAME                 |
| EW ELECTRIC W/DER         | WO WOOD                  |
| GM GAS METER              | SM SIGM                  |
| GV GAS VALVE              | P PLAT                   |
| WM WATER METER            | D DEED                   |
| WV WATER VALVE            | R RECORD                 |
| OV OVERHANG               | F FIELD                  |
| CU OWNERSHIP UNCLEAR      | N NEBORS.                |



NOTE: PLAT OF RECORD ILLEGIBLE.

PROPERTY ADDRESS:  
3849 LAKEVIEW WAY  
KENNESAW, GA 30144

PLAT PREPARED FOR:	
<b>DONNA HARDING</b>	
LOT 15 AND LOT 16	BLOCK A
SUBDIVISION LAKEVIEW HEIGHTS	UNIT
LAND LOT 85	20TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE MAR 18, 2013	PRINTED/SIGNED MAR 19, 2013
PLAT BOOK 63 PAGE 17	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 6873 PAGE 114	



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

LAND AREA:  
0.534 AC

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 35 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 1/2" CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOLIO WITHIN 300' OF THIS PROPERTY.



COORD # 20130281  
DWG # 20130281

**SURVEY LAND EXPRESS, INC.**  
LAND SURVEYING SERVICES

70 LENOX POINTE,  
ATLANTA, GA 30324  
FAX 404-601-0841  
TEL 404-252-5747  
INFO@SURVEYLANDEXPRESS.COM



**APPLICANT:** Donna L. Harding

**PETITION No.:** V-67

**PHONE:** 770-570-8353

**DATE OF HEARING:** 06-12-13

**REPRESENTATIVE:** Donna L. Harding

**PRESENT ZONING:** R-20

**PHONE:** 770-570-8353

**LAND LOT(S):** 85

**TITLEHOLDER:** Donna Lynn Harding

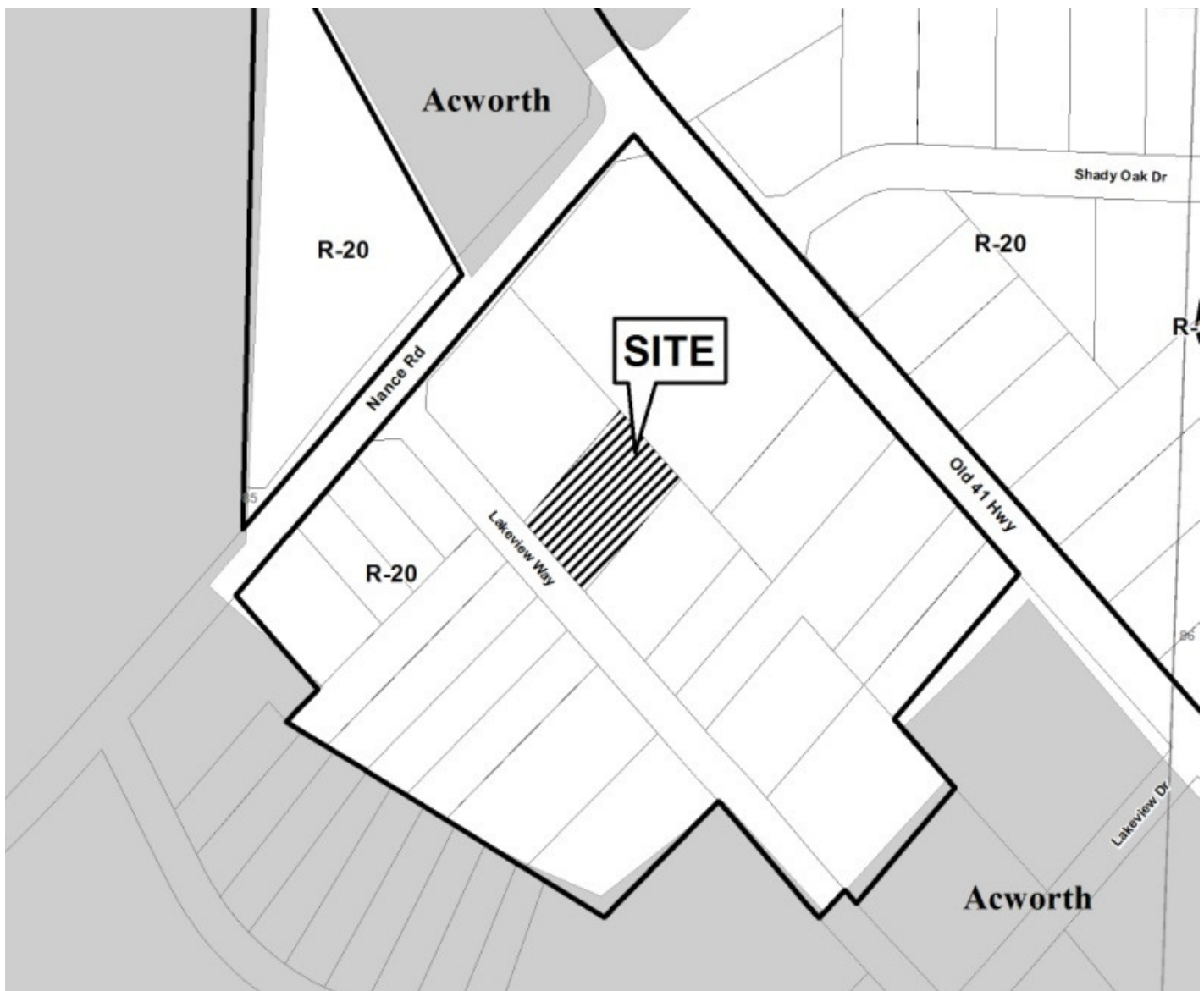
**DISTRICT:** 20

**PROPERTY LOCATION:** On the northeast side of Lakeview Way, south of Nance Road (3849 Lakeview Way).

**SIZE OF TRACT:** 0.53 acres

**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** 1) Allow an accessory structure (existing shed) to be located to the side of the principal building; and 2) waive the side setback for an accessory structure under 650 square feet (existing shed) from the required 10 feet to 7 feet.



# Application for Variance

COBB COUNTY GEORGIA  
FILED IN OFFICE

## Cobb County

(type or print clearly)

2013 APR -8 PM 2:20

COBB COUNTY ZONING DIVISION  
Hearing Date: 6/12/13

Applicant Donna L. Harding Phone # 770-570-8353 E-mail madmaiden@live.com

DONNA L. HARDING Address 3849 Lakeview Way, Kennesaw, GA 30144  
(representative's name, printed) (street, city, state and zip code)

Donna L. Harding Phone # 770-570-8353 E-mail madmaiden@live.com  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Jan 24, 2017 [Signature]  
Notary Public

Titleholder Donna L. Harding Phone # 770-570-8353 E-mail madmaiden@live.com

Signature [Signature] Address 3849 Lakeview Way, Kennesaw, GA 30144  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: Jan 24, 2017 [Signature]  
Notary Public

Present Zoning of Property R-20

Location 3849 Lakeview Way, Kennesaw GA 30144  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0085 District 20 Size of Tract \_\_\_\_\_ Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property .534 ac Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Shed /storage building located on right side of the house cannot be moved to back of lot due to trees and septic system as well as the sheer logistics of moving shed to non-paved area.

List type of variance requested: Request shed, located to right of house which has been in place for 12 years be allowed to remain.



**APPLICANT:** Eugene and Martha Williams

**PETITION No.:** V-68

**PHONE:** 404-863-0121

**DATE OF HEARING:** 06-12-13

**REPRESENTATIVE:** Eugene J. Williams

**PRESENT ZONING:** R-20

**PHONE:** 404-863-0121

**LAND LOT(S):** 810

**TITLEHOLDER:** Eugene J. and Martha D. Williams

**DISTRICT:** 16

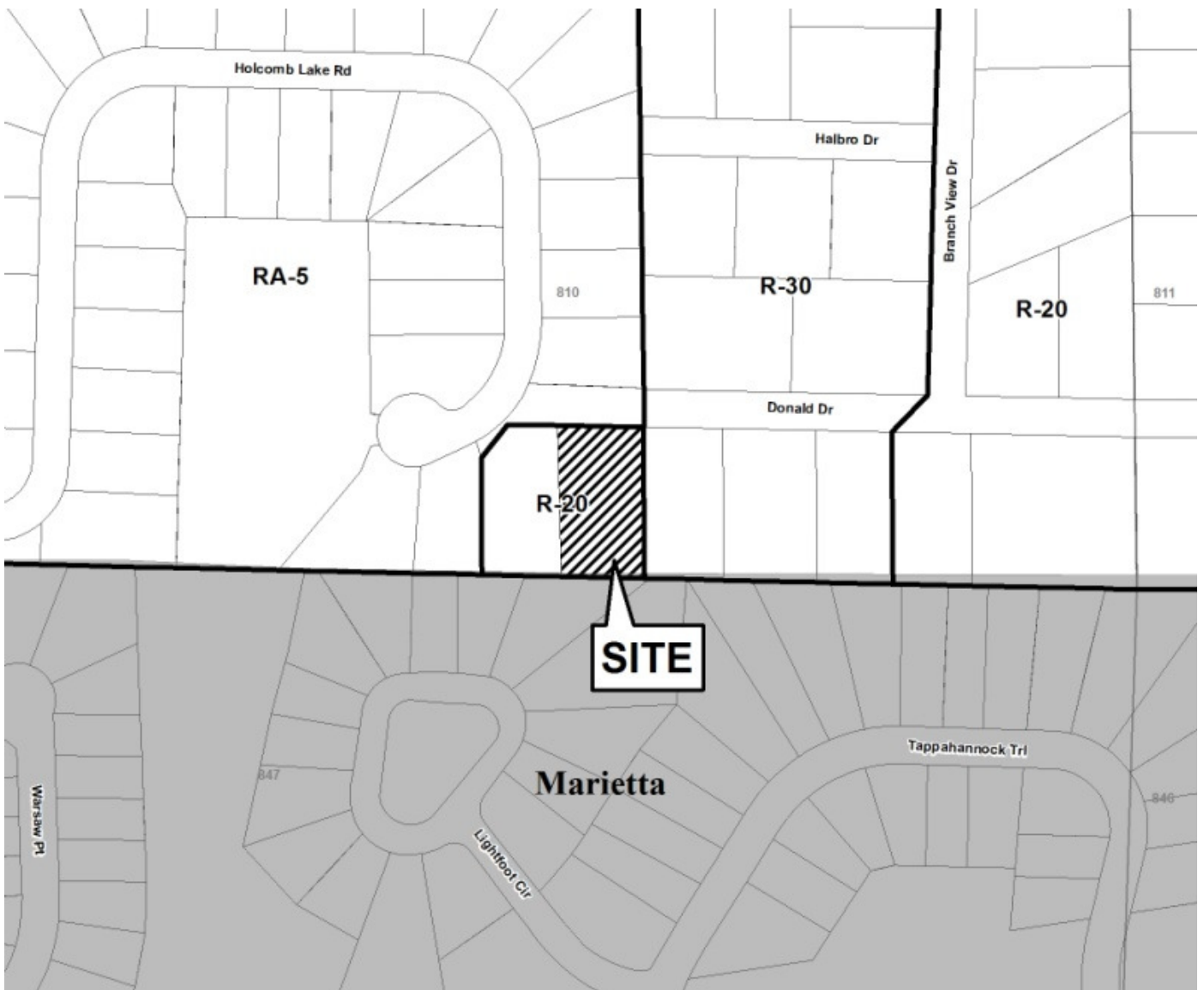
**PROPERTY LOCATION:** On the south side of a private access easement, west of the dead end of Donald Drive

**SIZE OF TRACT:** 0.51 acres

(1750 Donald Drive).

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Allow an accessory structure (existing "canvas roof carport") to be located to the side of the principal building.



COBB COUNTY GEORGIA  
FILED IN OFFICE  
2013 APR 10 AM 11:05  
COBB COUNTY ZONING DIVISION

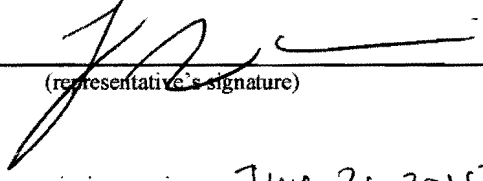
# Application for Variance Cobb County

(type or print clearly)

Application No. V-698  
Hearing Date: 6/12/13

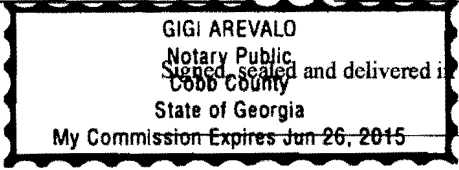
Applicant Eugene and Martha Williams Phone # 404-863-0121 E-mail eugene@eugene-realtor.com

Eugene J. Williams Address 3991 Bramblebush Trail, Marietta GA 30066  
(representative's name, printed) (street, city, state and zip code)



(representative's signature) Phone # 404-863-0121 E-mail eugene@eugene-realtor.com

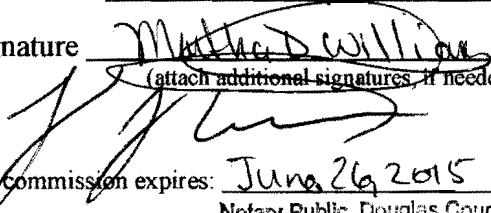
My commission expires: June 26, 2015



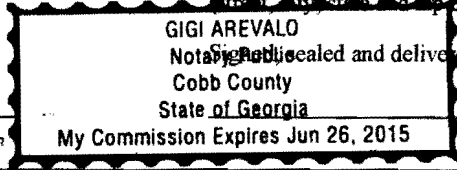
Signed, sealed and delivered in presence of:  
Gigi Arevalo  
Notary Public

Titleholder Martha D. Williams Phone # 770-509-1268 E-mail eugene@eugene-realtor.com

Signature Martha D. Williams Address: 3991 Bramblebush Trail, Marietta GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)



My Commission expires: June 26, 2015



Signed, sealed and delivered in presence of:  
Cindy B...  
Notary Public

Notary Public, Douglas County, Georgia  
My Commission Expires June 22, 2013

Present Zoning of Property Residential

Location 1750 Donald Drive, Marietta GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 810 District 16th Size of Tract 0.505 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property half acre Shape of Property rectangular Topography of Property Level Other N/A

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

First we would like to apologize for not first getting a permit to erect the carport / sunshield at our home. We installed this in 2007 and were not aware that this structure was not to code. We originally were planning on building an attached garage at our home but after having the plans drawn up we were told that we could not build the attached garage at our property as there is a Cobb County Sewer Line that runs below our driveway and permanent structures are not allowed to be built over the sewer line. The current zoning ordinance does create a hardship for us by not allowing us to enjoy the benefits of having some type of covered parking for our vehicles. The carport we installed is attractive and enhances the value and appeal of our home and property.

List type of variance requested: Permission for existing Accessory Structure to remain in place.



**APPLICANT:** Jeffrey K. Knauer

**PETITION No.:** V-69

**PHONE:** 770-977-0827

**DATE OF HEARING:** 06-12-13

**REPRESENTATIVE:** Jeffrey K. Knauer, DDS, PC

**PRESENT ZONING:** GC

**PHONE:** 770-977-0827

**LAND LOT(S):** 595, 596

**TITLEHOLDER:** Jeffrey K. Knauer

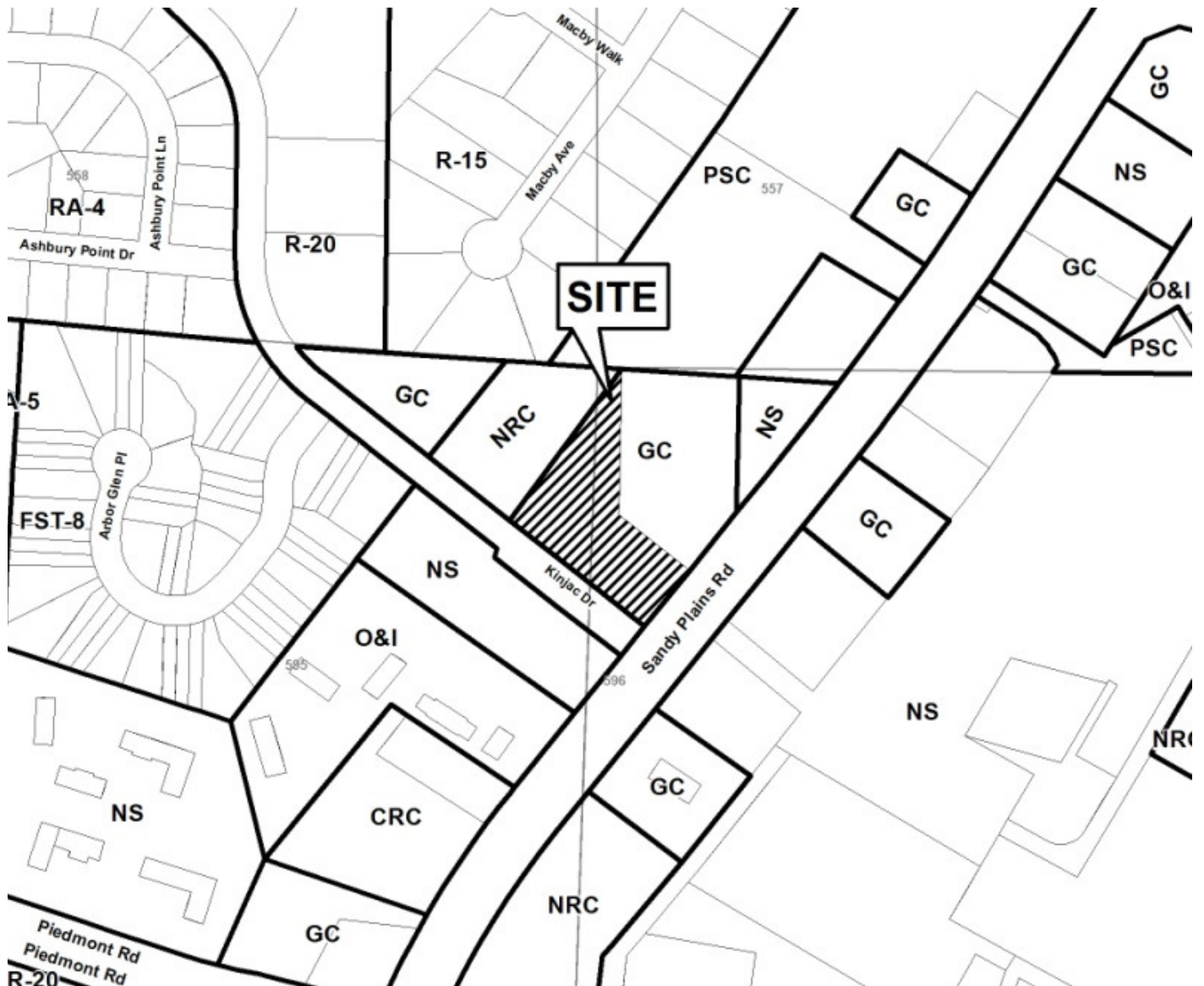
**DISTRICT:** 16

**PROPERTY LOCATION:** On the northwest corner  
of Sandy Plains Road and Kinjac Drive  
(2663 Sandy Plains Road).

**SIZE OF TRACT:** 1.13 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** Waive the setback for a sign from the required 62 feet from the center line of an arterial road right-of-way to 53 feet from the center line of an arterial road right-of-way.



COBB COUNTY GEORGIA  
FILED IN OFFICE

# Application for Variance Cobb County

2013 APR 10 AM 11:58

COBB COUNTY ZONING DIVISION

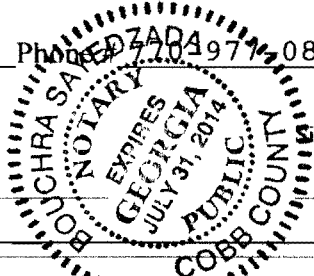
(type or print clearly)

Application No. V-69  
Hearing Date: 6/12/13

Applicant Jeffrey K. Knauer Phone # 770-977-0827 E-mail jkkn1031@gmail.com

Jeffrey K. Knauer, DOS PK Address 2663 Sandy Plains Road, Marietta, GA 30066  
(representative's name, printed) (street, city, state and zip code)

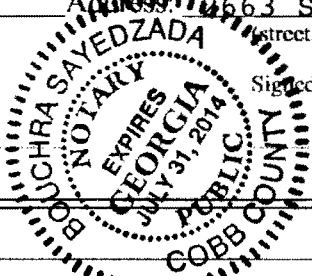
[Signature] Phone # 770-977-0827 E-mail jkkn1031@gmail.com  
(representative's signature)



My commission expires: 7/31/2014 Signed, sealed and delivered in presence of:  
[Signature] Notary Public

Titleholder JEFFREY K. KNAUER Phone # 770-977-0827 E-mail jkkn1031@gmail.com

Signature [Signature] Address: 2663 Sandy Plains Rd, Marietta, GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 07/31/2014 Signed, sealed and delivered in presence of:  
[Signature] Notary Public

Present Zoning of Property GC

Location 2663 Sandy Plains Road, Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 595 & 596 District 16th Size of Tract 1.129 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

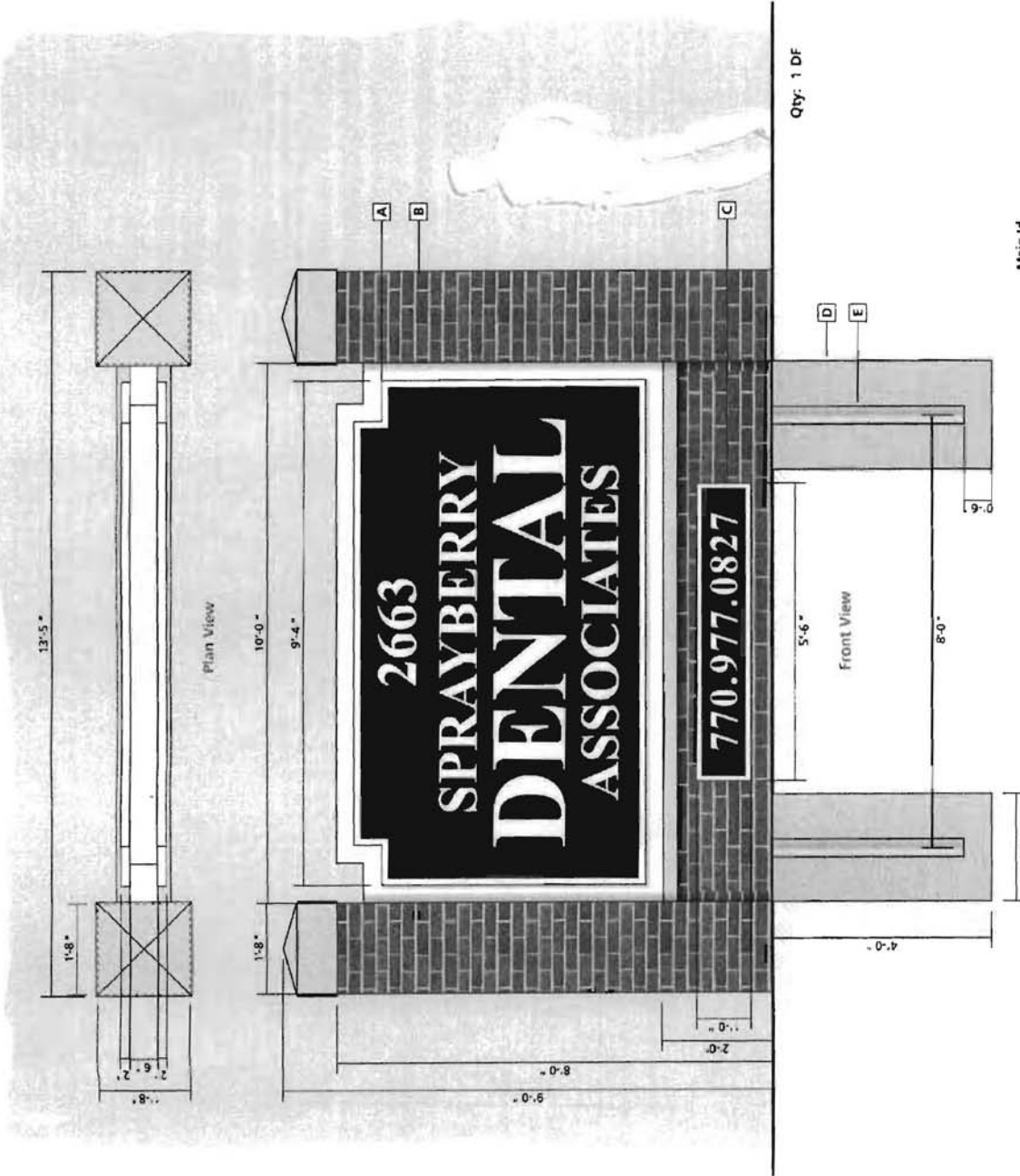
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other x

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

The proposed location of the sign for Sprayberry Dental Associates is to be in approximately the same spot as the sign for the building's previous 20 years prior to an auto accident. The current setbacks from Sandy Plains Road and Kinjac Drive would require the sign to be located in the existing parking lot. To prevent having to demolish and reconfigure the parking lot, as well as losing needed parking space, we request a variance.

List type of variance requested:  
To change setback adjacent to Sandy Plains Road for a freestanding sign from 62'-0" from the centerline of Sandy Plains Road to 53'-0" from the centerline of Sandy Plains Road.





Qty: 1 DF

Main Id  
Scale 1/2" = 1'-0"

Main Id

COBB COUNTY ZONING DIVISION

2013 APR 10 AM 11:59

COBB COUNTY GEORGIA  
FILED IN OFFICE

**Colors & Finishes**  
Colors shown here may not exactly match manufacturer color chart swatch or actual sample. Client to either provide samples or specifications for custom color prior to production or approve digital color samples or color specifications.

- C-1 To be specified
- C-2 White
- C-3 SW 6797 Jay Blue
- C-4 Brick stucco
- C-5 White LEDs

**Construction Specifications**

- A** Aluminum fabricated cabinet with routed face. Face to be backed with 1/2" acrylic. Cabinet to be internally illuminated with LED.
- B** Architectural hard coat foam with stucco finish
- C** 080" Painted aluminum panel with first surface applied vinyl graphics
- D** Concrete footer calculated for 90 mph wind load
- E** 4" diameter aluminum post. Post to be "break-away"

**General Notes and Specifications**

- Ⓛ Disconnect switches UL & ID labels. Ⓛ Vent - 2" Dia. Louvered
- Max Sign Area Allowed: NA
- Designed Sign Area: 90 Sq Ft (49.7 for sign face)
- Application: exterior
- Service and Installation Access: thru access panel; face hinged
- FINAL ELECTRICAL HOOK UP BY OTHERS
- Connection Type: cord or permanent continuous operation
- One (1) 20 amp Dedicated Branch Circuit(s) w/ ground bonding wire back to panel box required for proper operation of GFI equipped transformers
- Wire Size: 12 AWG / conduit size: 1/2"
- Max. Line Current: 10A
- Designed Wind Speed: 90 MPH

Inspected and labeled in accordance with UL Standard for Electric Signs installed using UL listed parts and methods. Signs shall be installed in accordance with applicable National Electric Code and other applicable local codes. This includes proper grounding and bonding.

This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

**DENYSE**  
CORPORATION  
Atlanta, Georgia, Dallas, Oklahoma

1.800.941.7446  
www.denysecorp.com

4000 Peachtree Dunwoody Rd., Suite 1000, Atlanta, GA 30328  
4000 Peachtree Dunwoody Rd., Suite 1000, Atlanta, GA 30328  
4000 Peachtree Dunwoody Rd., Suite 1000, Atlanta, GA 30328  
4000 Peachtree Dunwoody Rd., Suite 1000, Atlanta, GA 30328  
4000 Peachtree Dunwoody Rd., Suite 1000, Atlanta, GA 30328  
4000 Peachtree Dunwoody Rd., Suite 1000, Atlanta, GA 30328  
4000 Peachtree Dunwoody Rd., Suite 1000, Atlanta, GA 30328  
4000 Peachtree Dunwoody Rd., Suite 1000, Atlanta, GA 30328  
4000 Peachtree Dunwoody Rd., Suite 1000, Atlanta, GA 30328  
4000 Peachtree Dunwoody Rd., Suite 1000, Atlanta, GA 30328

Management Company

N/A

Property Name & Address

Sprayberry Dental Associates  
Marietta, GA

Bid Number

57886

Project Manager

Lynn Ratel

Designer

C. Craig

Date

02.28.2013

Revision Date

02.28.2013

1

**EXHIBIT**  
**V-69 (2013)**

Design Time

2.75

Phase

Main Id 1v2

Concept

Preliminary

Production

1

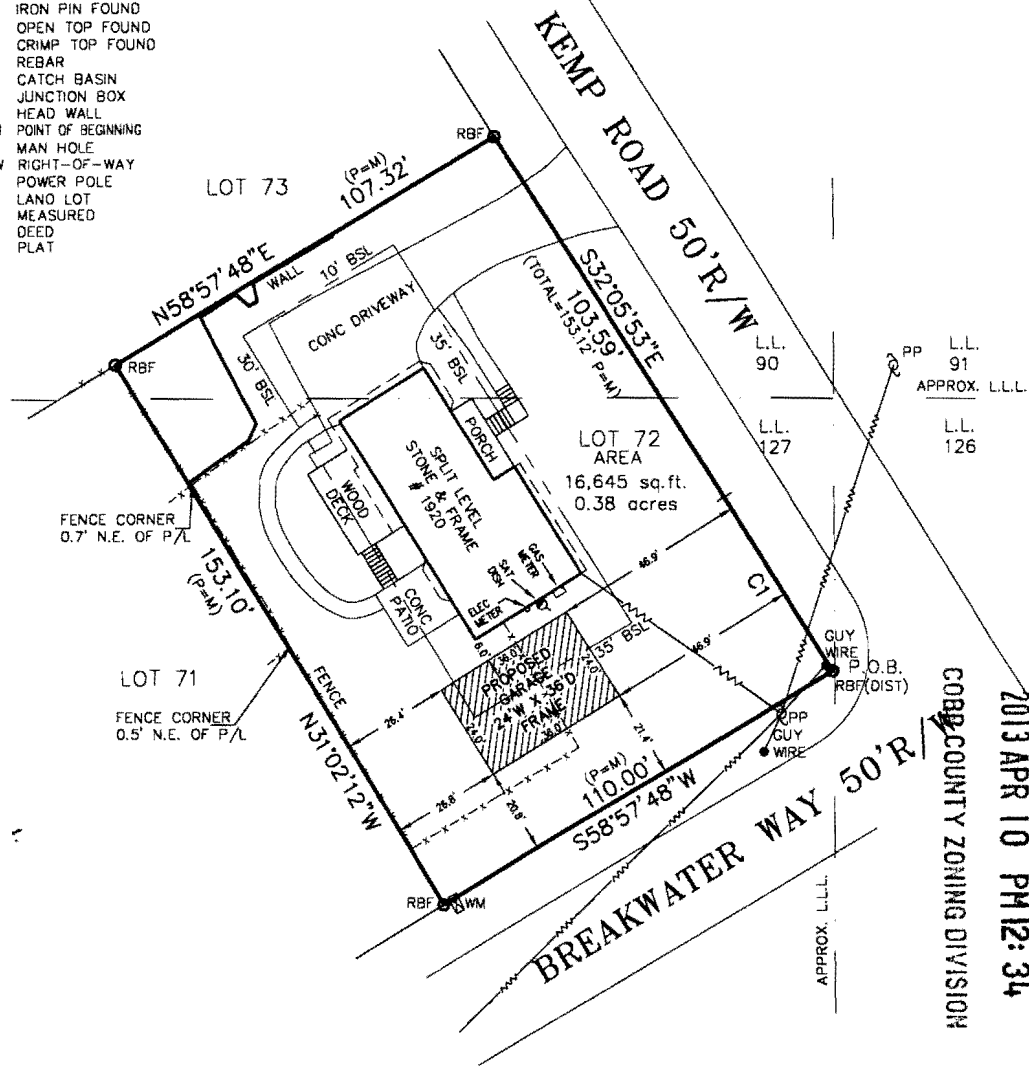
Client Verification Required - By returning this drawing you agree to the layout, content and accuracy of this drawing.

# EXHIBIT V-70 (2013)

**LEGEND**

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LANO LOT
- M MEASURED
- D DEED
- P PLAT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	49.53	8072.05	49.53	S31°55'20"E



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

**NOTE:**  
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

**PLAT CERTIFICATION NOTICE**

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

**NOTICE:** IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

4/5/13 REVISED TO SHOW PROPOSED GARAGE, NO FIELD WORK ON THIS DATE

FIELD DATE 03/15/13

JOB NUMBER: 13-01920  	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		
	<b>RYAN CLEARY</b>		DATE 03/15/13
	OWNER / PURCHASER		SCALE 1" = 30'
	LAND LOT 90 & 127 16th DISTRICT 2nd SECTION		COBB COUNTY, GEORGIA
	LOT 72 BLOCK UNIT 1		AREA OF LOT: 16,645 S.F.
SUBDIVISION COUNTRY MEADOWS			
PLAT BOOK 89, PAGE 59 DEED BOOK _____, PAGE _____		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052			

**APPLICANT:** William Cleary

**PETITION No.:** V-70

**PHONE:** 570-574-9303

**DATE OF HEARING:** 06-12-13

**REPRESENTATIVE:** Ryan J. Cleary

**PRESENT ZONING:** R-15

**PHONE:** 570-574-9303

**LAND LOT(S):** 90, 126, 127

**TITLEHOLDER:** Ryan J. Cleary

**DISTRICT:** 16

**PROPERTY LOCATION:** On the northwest corner of  
Kemp Road and Breakwater Way  
(1920 Kemp Road).

**SIZE OF TRACT:** 0.38 acres

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the setbacks for an accessory structure over 800 square feet (proposed 1,728 square foot garage) from the required 100 feet to 46 feet on the eastern side, 20 feet on the southern side, and 26 feet on the western side; 2) allow an accessory building (proposed 1,728 square foot garage) to be located closer to the side street right-of-way line than the principal building; and 3) allow an accessory building (proposed 1,728 square foot garage) to be located to the side of the principal building.



# Application for Variance Cobb County

(type or print clearly)

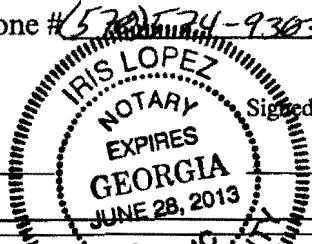
Application No. V-70  
Hearing Date: 6/12/13

Applicant WILLIAM CLEARY Phone # (570) 574-9303 E-mail Cleary2002@GMail.com

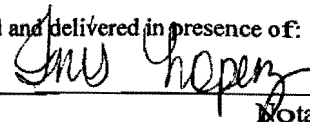
Ryan J. Cleary Address 1920 Kemp Rd., Marietta, GA 30066  
(representative's name, printed) (street, city, state and zip code)

 Phone # (570) 574-9303 E-mail Cleary2002@GMail.com  
(representative's signature)

My commission expires: June 28, 2013



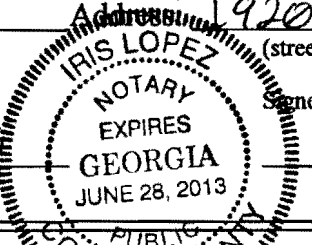
Signed, sealed and delivered in presence of:



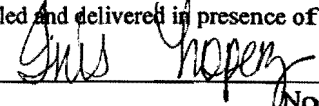
Notary Public

Titleholder Ryan J. Cleary Phone # (570) 574-9303 E-mail Cleary2002@GMail.com

Signature  Address 1920 Kemp Rd., Marietta, GA, 30066  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:



Notary Public

My commission expires: June 28, 2013

Present Zoning of Property R-15

Location 1920 Kemp Rd., Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 90 & 127 District 16<sup>th</sup> Size of Tract 16,645 S.F. Area(s)  
0.38 Acres

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property 16,645 SF. Shape of Property Rectangle Topography of Property Flat Other \_\_\_\_\_  
0.38 Acres

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

There is insufficient area within property set-backs to build a detached garage.

List type of variance requested: Decrease set-backs for purpose of building detached garage. (24' x 36') 864 S.F.

2013 APR 10 PM 12:34  
FILED IN OFFICE  
COBB COUNTY GEORGIA

**EXHIBIT  
V-70 (2013)**



COBB COUNTY ZONING DIVISION  
2013 APR 10 PM 12:34  
COBB COUNTY GEORGIA  
FILED IN OFFICE

**EXHIBIT**

**V-70 (2013)**

COBB COUNTY GEORGIA  
FILED IN OFFICE

2013 APR 10 PM 12: 34

COBB COUNTY ZONING DIVISION



**EXHIBIT  
V-70 (2013)**



# EXHIBIT V-71 (2013)

COBB COUNTY GEORGIA  
FILED IN OFFICE

2013 APR 11 AM 9:55  
RECEIVED COB. BLDG.

COBB COUNTY ZONING DIVISION  
MILWOOD HWY.  
TURNELL HILL  
WINDY HILL RD.

VINOD SINGH  
ASBLT. P/B

LOT 22, UNIT 2, PHASE 2  
RIVERS CALL S/D  
RIVERS CALL S/D  
LAND LOT 1027, 17th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA

DATE: 8-27-12
SCALE: 1"=30'
DRAWN BY: KAN
JOB NUMBER: 201205
OWNER: ASBLT. P/B

PRISTINE  
LAND SERVICES  
425 Highway 15  
Lawrenceville, Georgia 30046  
Phone: 770-962-8888  
Fax: 770-962-8889

**WALL NOTES:**  
THE ELEVATION OF THE TOP OF WALL 1 IS 881.1' AND THE ELEVATION OF THE TOP OF WALL 2 IS 875.4'.

(21) N ~ F  
TURNER, EDWARD  
D.B. 14392, PG. 1091

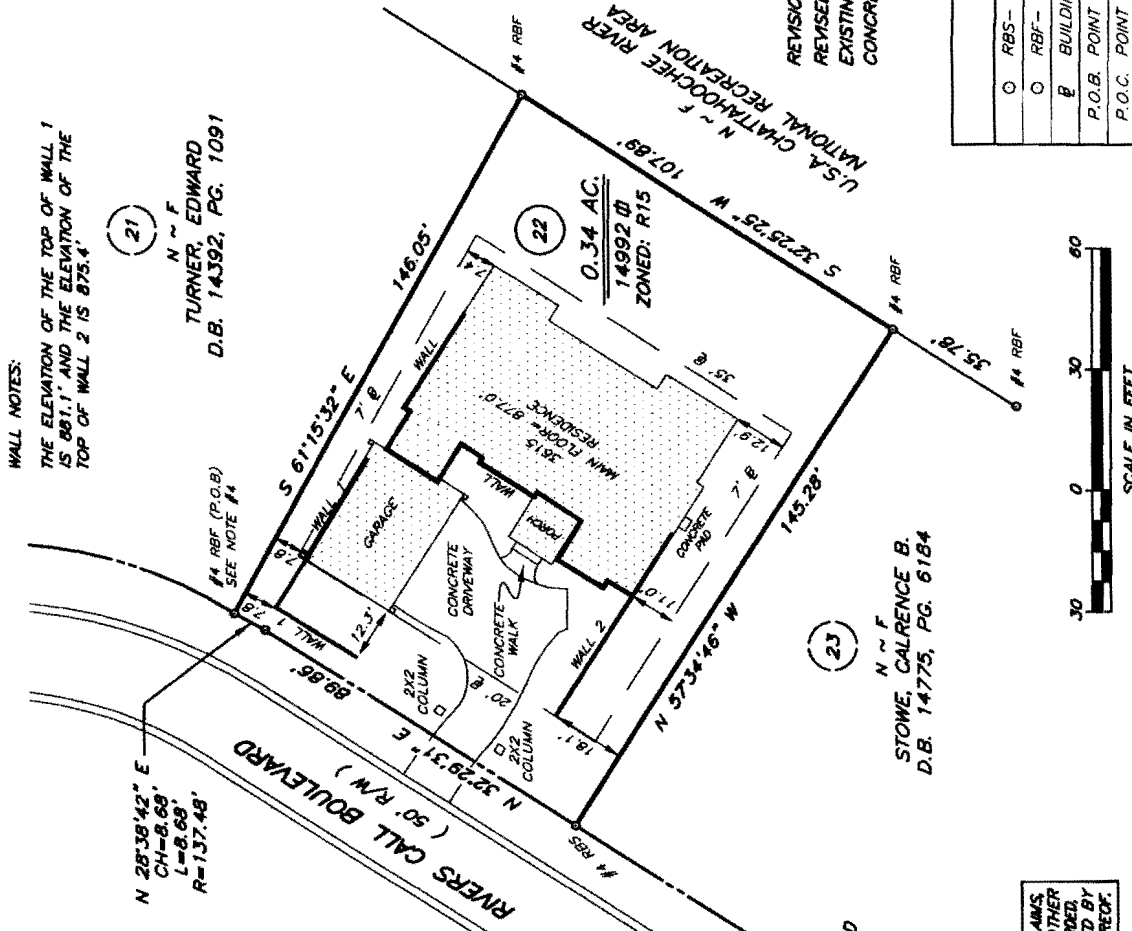
(23) N ~ F  
STOWE, CALRENCE B.  
D.B. 14775, PG. 6184

- GENERAL PLAT NOTES:**
1. THE FIELD DATA DATED 6-15-12 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 45,826 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 85,860 FEET. TOPCON GPT 3002 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
  2. THIS PLAT IS FOR THE EXCLUSIVE USE OF VINOD SINGH. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
  3. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.
  4. TO REACH THE P.O.C. FROM THE P.O.B. PROCEED 438.02' ALONG THE NORTHEASTERLY R/W OF RIVERS CALL BLVD. TO THE INTERSECTION OF SAID NORTHEASTERLY R/W AND THE PHASE LINE OF PHASES 1 & II, UNIT II, RIVERS CALL S/D.

**24-HOUR CONTACT:**  
JOHN ROBINSON  
404-634-6300

**IMPERVIOUS SURFACES:**  
HOUSE-4197 SQFT. FOOTPRINT  
DRIVEWAY, WALKWAYS, COLUMNS, CONCRETE PAD & RETAINING WALLS-1,474 SQFT.  
TOTAL=5,671 SQFT. (37.8%)

**NOTE:**  
FROM THE SEAL OF THE MAIN FLOOR TO THE MOST UPPER ROOF RIDGE IS 34.9'.  
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT RECORDED, NOT RECORDED BY OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.





**APPLICANT:** Johnathan Robinson

**PETITION No.:** V-71

**PHONE:** 404-934-6300

**DATE OF HEARING:** 06-12-13

**REPRESENTATIVE:** Johnathan Robinson

**PRESENT ZONING:** R-15

**PHONE:** 404-934-6300

**LAND LOT(S):** 1037

**TITLEHOLDER:** Vinod K. Singh

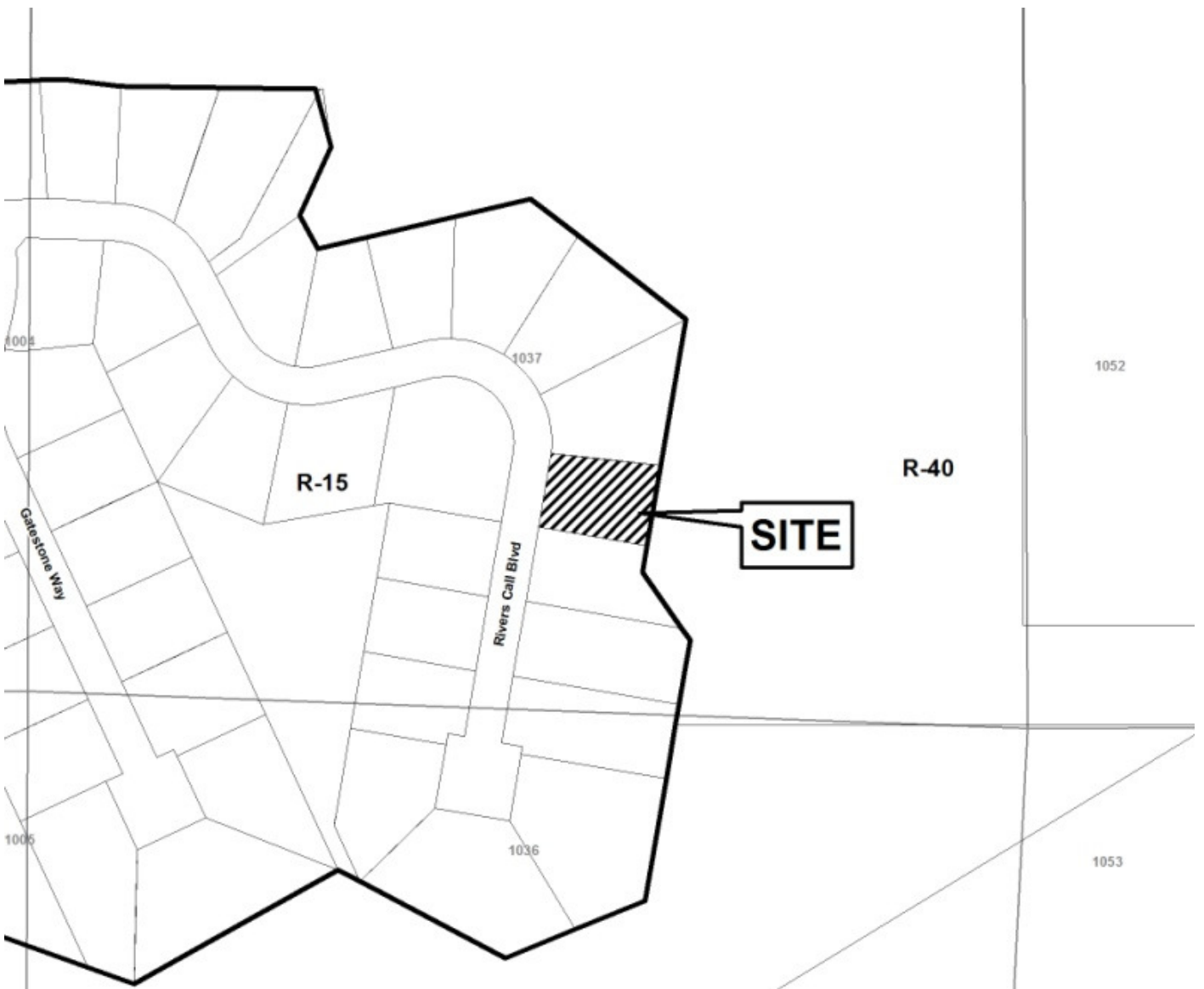
**DISTRICT:** 17

**PROPERTY LOCATION:** On the east side of Rivers  
Call Boulevard, north of Wildwood Parkway  
Call Boulevard, north of Wildwood Parkway  
(3615 Rivers Call Boulevard).

**SIZE OF TRACT:** 0.34 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Increase the maximum allowable impervious surface from 35% to 38%.



COBB COUNTY GEORGIA  
FILED IN OFFICE

# Application for Variance

## Cobb County

2013 APR 11 AM 9:55

(type or print clearly)

Application No. V-71  
Hearing Date: 6/12/13

COBB COUNTY ZONING DIVISION

Applicant Johnathan Robinson Phone # 404-934-6300 E-mail ROBINSONBUILDINGGROUP@GMAIL.COM

Johnathan Robinson Address 512 Fontaine Rd, Mableton GA 30126  
(representative's name, printed) (street, city, state and zip code)

Johnathan Robinson  
(representative's signature)

Phone # 404-934-6300 E-mail ROBINSONBUILDINGGROUP@GMAIL.COM

**JAMEELAH SHAKOOR HOLT**  
NOTARY PUBLIC  
Rockdale County - State of Georgia  
Signed, sealed and delivered in presence of:  
My Comm. Expires Mar. 30, 2015

My commission expires: March 30 2015 My Comm. Expires Mar. 30, 2015  
Jameelah Shakoor Holt  
Notary Public

Titleholder VINOD K NEELU SINGH Phone # 678-612-1322 E-mail VINODSINGH712@GMAIL.COM

Signature Vinod K Singh Address: 3615 RIVERS CALL BLVD, ATLANTA GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

Neelu Singh

Signed, sealed and delivered in presence of:  
Carol L Freed  
Notary Public

My commission expires: My Commission Expires Apr 23, 2015  
CAROL L FREED  
Notary Public  
State of New Jersey

Present Zoning of Property R-15  
Location 3615 River's Call Blvd., Atlanta GA, Wildwood Pkwy & Power's Ferry  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1037 District 17 Size of Tract .34 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Currently, the impervious surface allowance has been exceeded. due to a misunderstanding of the ARC impervious surface allowance which is 40% and Cobb County zoning impervious surface allowance which is 35%. At this point, compliance would cause massive demo and excessive costs.

List type of variance requested: Increase impervious surface allowance from 35% (5250 ft<sup>2</sup>) to 38% (5700 ft<sup>2</sup>)



**APPLICANT:** Anibal Rivas

**PETITION No.:** V-72

**PHONE:** 678-538-8914

**DATE OF HEARING:** 06-12-13

**REPRESENTATIVE:** Anibal Rivas

**PRESENT ZONING:** GC

**PHONE:** 678-538-8914

**LAND LOT(S):** 299, 300

**TITLEHOLDER:** Nell Williams

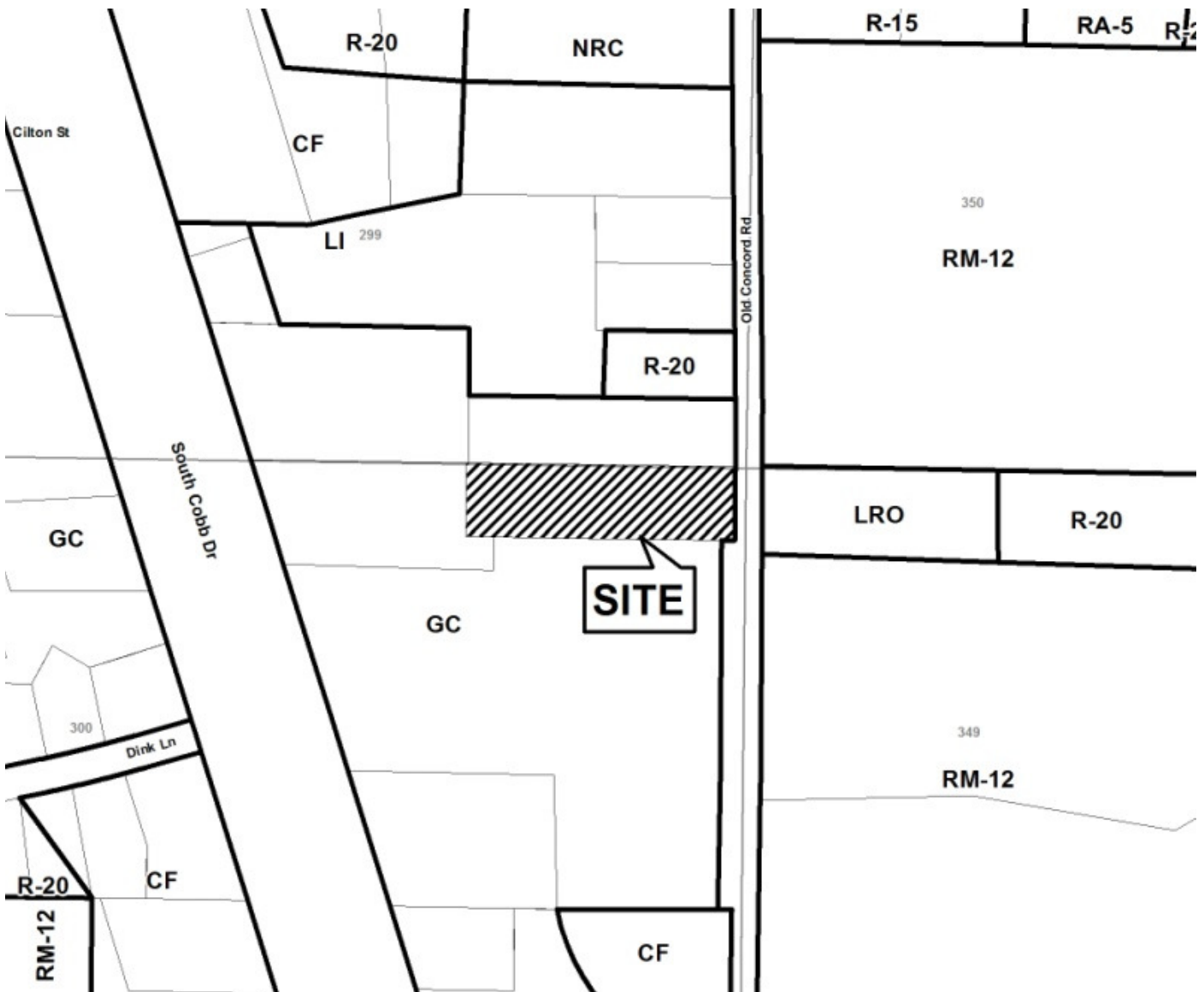
**DISTRICT:** 17

**PROPERTY LOCATION:** On the west side of Old Concord Road, north of Pat Mell Road (1950 Old Concord Road).

**SIZE OF TRACT:** 0.98 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow primary access to a church facility from a minor collector roadway; and 2) waive the minimum setback for structures associated with a church use from the required 50 feet to 31 feet on the northern side, 45 feet on the western side, and 9 feet on the southern side.



# Application for Variance

COBB COUNTY GEORGIA  
FILED IN OFFICE

## Cobb County

(type or print clearly)

Application No. V-72

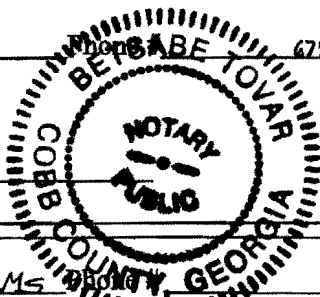
Hearing Date: 4-7-2013  
6-12-13

2013 APR 11 PM 12: 25

Applicant COBB COUNTY ZONING DEPARTMENT Phone # 678 538 8914 E-mail rivasanibal10@yahoo.com

Anibal Rivas Address 5322 Station Circle-Notcross GA 30071  
(representative's name, printed) (street, city, state and zip code)

Anibal Rivas Phone # 678-538-8914 E-mail rivasanibal10@yahoo.com  
(representative's signature)



Signed, sealed and delivered in presence of:

[Signature]

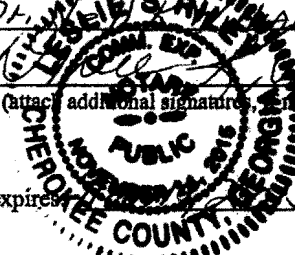
Notary Public

My commission expires: NOTARY PUBLIC, COBB COUNTY, GEORGIA

MY COMMISSION EXPIRES: MARCH 15, 2015

Titleholder DH. WILKIE'S, INC. WILLIAMS BRANCH E-mail kim.s.w@bellsouth.net

Signature [Signature] Address: 3635 Velma Dr. Powder Springs, GA 30127  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: 2015

Present Zoning of Property GC, General Commercial

Location 1950 Old Concord Road, Smyrna, GA. 30080-1124  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 300 District 17th Size of Tract .95 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List type of variance requested: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

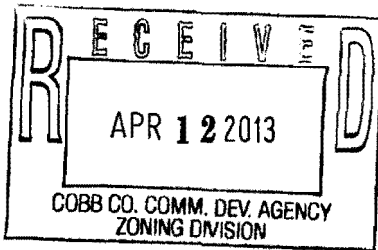
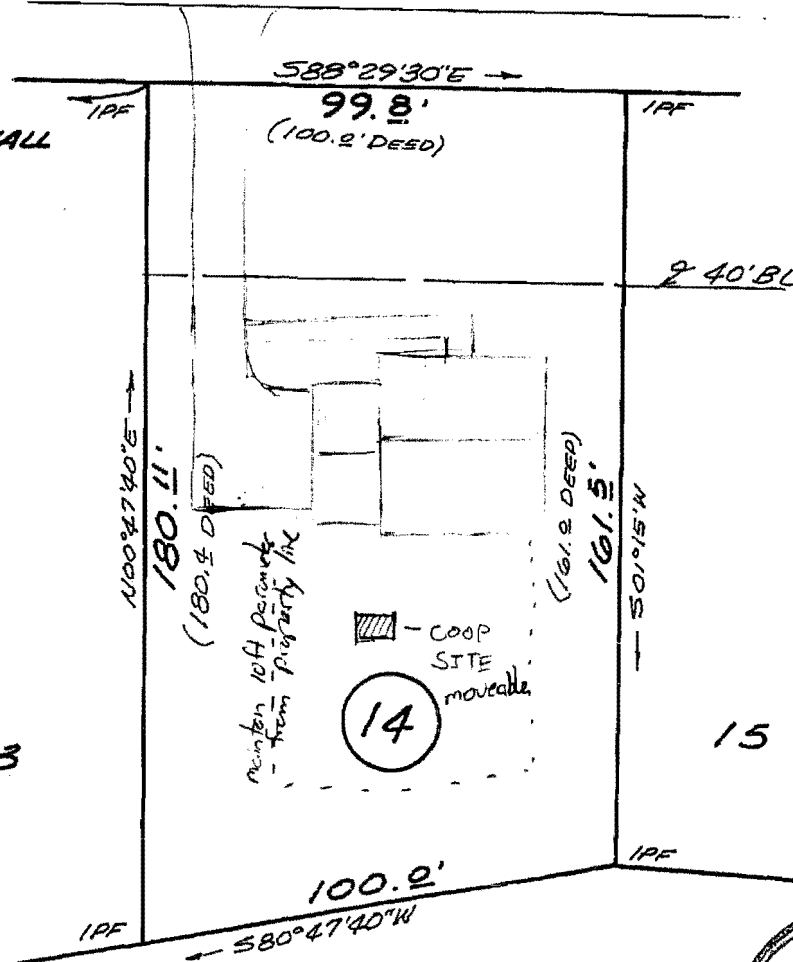


EXHIBIT  
V-73 (2013)

MEMORIAL PARKWAY 50'R/W

1103.2' TO STONEWALL  
DRIVE 50'R/W



MAGNETIC  
N  
N

filed 3-19-79  
Jack O. Graham  
Clerk Superior Court 13  
Book 73 pg. 20



THIS SURVEY PERFORMED WITH A 20" TRANSIT AND STEEL TAPE. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 00 SE. PER ANGLE POINT AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 19,000 FEET.

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

*William M. Herndon, Jr.*  
#1883

LOT 14 BLOCK 'F'  
KENNESAW ACRES  
L.L. 143, 20th DISTRICT 2nd SECTION  
COBB COUNTY, GEORGIA  
DATE 3/1/79 SCALE 1" = 40'  
MADE FOR W. S. ADAMS

BI-JO and ASSOCIATES

MARIETTA, GEORGIA 971-5079

#79107-11E

**APPLICANT:** Summer Brown

**PETITION No.:** V-73

**PHONE:** 770-966-0674

**DATE OF HEARING:** 06-12-13

**REPRESENTATIVE:** Summer Brown

**PRESENT ZONING:** R-20

**PHONE:** 770-966-0674

**LAND LOT(S):** 143

**TITLEHOLDER:** Thomas L. and Summer Marie Brown

**DISTRICT:** 20

**PROPERTY LOCATION:** On the south side of Memorial Parkway, east of Loring Road (3699 Memorial Parkway).

**SIZE OF TRACT:** 0.39 acres

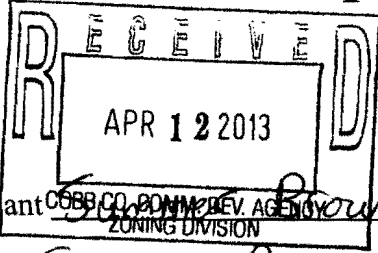
**COMMISSION DISTRICT:** 1

**TYPE OF VARIANCE:** Request for appeal related to the minimum lot size of two acres required to maintain poultry as pets or food source.



# Application for Variance

## Cobb County



(type or print clearly)

Application No. v-73  
Hearing Date: 6-12-13

Applicant Summer Brown Phone # 770-966-0674 E-mail daysofsummer@comcast.net

Summer Brown Address 3699 Memorial Pkwy, Kennesaw, GA 30152  
(representative's name, printed) (street, city, state and zip code)

Summer M. Brown Phone # 770-966-0674 E-mail \_\_\_\_\_  
(representative's signature)

Thomas Brown

**Anjana Paul**  
**Notary Public**  
**Cobb County, Georgia**  
**My Commission Expires**  
**March 30, 2015**

Signed, sealed and delivered in presence of:  
Anjana Paul 03.28.2013  
Notary Public

Titleholder Summer Brown Phone # 770-966-0674 E-mail daysofsummer@comcast.net

Signature Summer M. Brown Address: 3699 Memorial Pkwy, Kennesaw, GA 30152  
(attach additional signatures, if needed) (street, city, state and zip code)

Thomas Brown

**Anjana Paul**  
**Notary Public**  
**Cobb County, Georgia**  
**My Commission Expires**  
**March 30, 2015**

Signed, sealed and delivered in presence of:  
Anjana Paul 03.28.2013  
Notary Public

Present Zoning of Property Residential

Location 3699 Memorial Pkwy, Kennesaw, GA 30152 1103.2' to storewall Dr, 50'R/W  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 143 Sub lot 14 Block F District 20<sup>th</sup> District, 2<sup>nd</sup> section Size of Tract = 19,000 sq ft. Acre(s) \_\_\_\_\_

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property 19,000 ft Shape of Property rectangular Topography of Property flat/wooded Other x

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

List type of variance requested: Backyard Chickens



Requirements for Variance Application

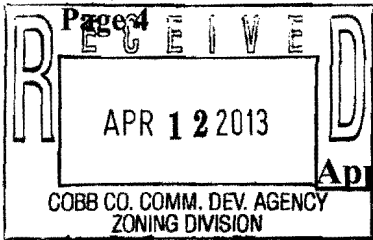


EXHIBIT V-73 (2013)

Application No. \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Applicant's information for requesting backyard chickens

- 1. Is there a Homeowners Association (HOA) that oversees the property or subdivision? YES \_\_\_; NO X.
2. Does the HOA support your request? YES \_\_\_; NO \_\_\_; N/A- No HOA X.
3. Are there valid covenants or restrictions on the property that prohibit backyard chickens? YES \_\_\_ NO X.
4. How many hens do you propose (no male birds allowed)? 3.
5. Can you comply with the County Code Sec-134-94(4)(a-j) below? YES [check] NO \_\_\_.

Signature: Summer M. Brown

Print Name: Summer Brown

County Code adopted by the Board of Commissioners February 26, 2013:

Sec. 134-94 (4) Authorize upon appeal in specific cases related to the minimum lot size of two acres required to maintain poultry as pets or food source.

Poultry meaning a female pullet or hen of the Gallus gallus domesticus; also referred to as backyard chickens which are or may be raised for the purpose of providing food or companionship as a pet considering the following minimum conditions:

- (a) Written consent or opposition of adjacent property owners, including the homeowners association, if applicable;
(b) The poultry shall be kept/ maintained within a fenced area;
(c) Coops, or other buildings used for the poultry shall be located at least ten feet off any property line and/or in compliance with the accessory structure requirements in each zoning district;
(d) The owner of the poultry shall keep the property maintained in a fashion that eliminates odors, pollution or other negative effects resulting from the poultry;
(e) The poultry shall not cause a nuisance, as defined by State Law;
(f) There shall be a maximum ratio of one bird per 5,000 square foot of lot area on any lot less than two acres;
(g) The slaughter of any hen on site is strictly prohibited;
(h) The fee for the variance application shall be \$150.00;
(i) The duration of any Variance approved for Poultry as Pets or Food Source shall not exceed 2 years; renewable for subsequent 2 year terms thereafter;
(j) Any Variance approved for Poultry as Pets or Food Source shall be considered by the Board of Commissioners' in accordance with Section 134-271(8).

IMPORTANT NOTE: The following announcement concerns variance applications requesting backyard chickens relating to the Official Code of Cobb County, Chapter 134-94(4), adopted by the Board of Commissioners on February 26, 2013. Applicants are advised that variance applications requesting backyard chickens which are approved by the Board of Zoning Appeals take the form of a recommendation to the Board of Commissioners (BOC), who makes a final determination whether to grant a special exception for the backyard chickens. The BOC determination will take place the following month at the scheduled Zoning Hearing.